

ON AUCTION

Galetti

PROPERTY



Fully Tenanted CBD Retail

55 Van Beek Street, New Doornfontein, Gauteng

02 April 2025 @ 12h00

Killarney Country Club, Johannesburg

Viewing By Appointment

Registration Fee: R100 000 (Refundable Deposit)



David Dawson

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Investment Rationale

GAI: R1,515,337

High foot traffic due to adjacent taxi rank

Long standing tenants with leases expiring 2027 - 2029

Generators owned by each tenant

9 tenants in place

1km from Ellis Park Rugby Stadium

Property Information

Coverage	80%
Parking Ratio	5/100
Total GLA	1,861m ²
Height to eaves	15m

The Low Down

Registered Owner	Unlocked properties 28 pty ltd
Registration Number	201714069907
VAT Registered	Yes
ERF Number	687/688/689/690/722
ERF Extent	2575
Township	New Doornfontein
Zoning	General

MUNICIPAL INFORMATION

Municipality	City of Johannesburg
Monthly Rates	± R22,832

TITLE DEED INFORMATION

Number	T34585/2019
Municipal Area	City of Johannesburg

*All amounts are exclusive of VAT

Financial Breakdown

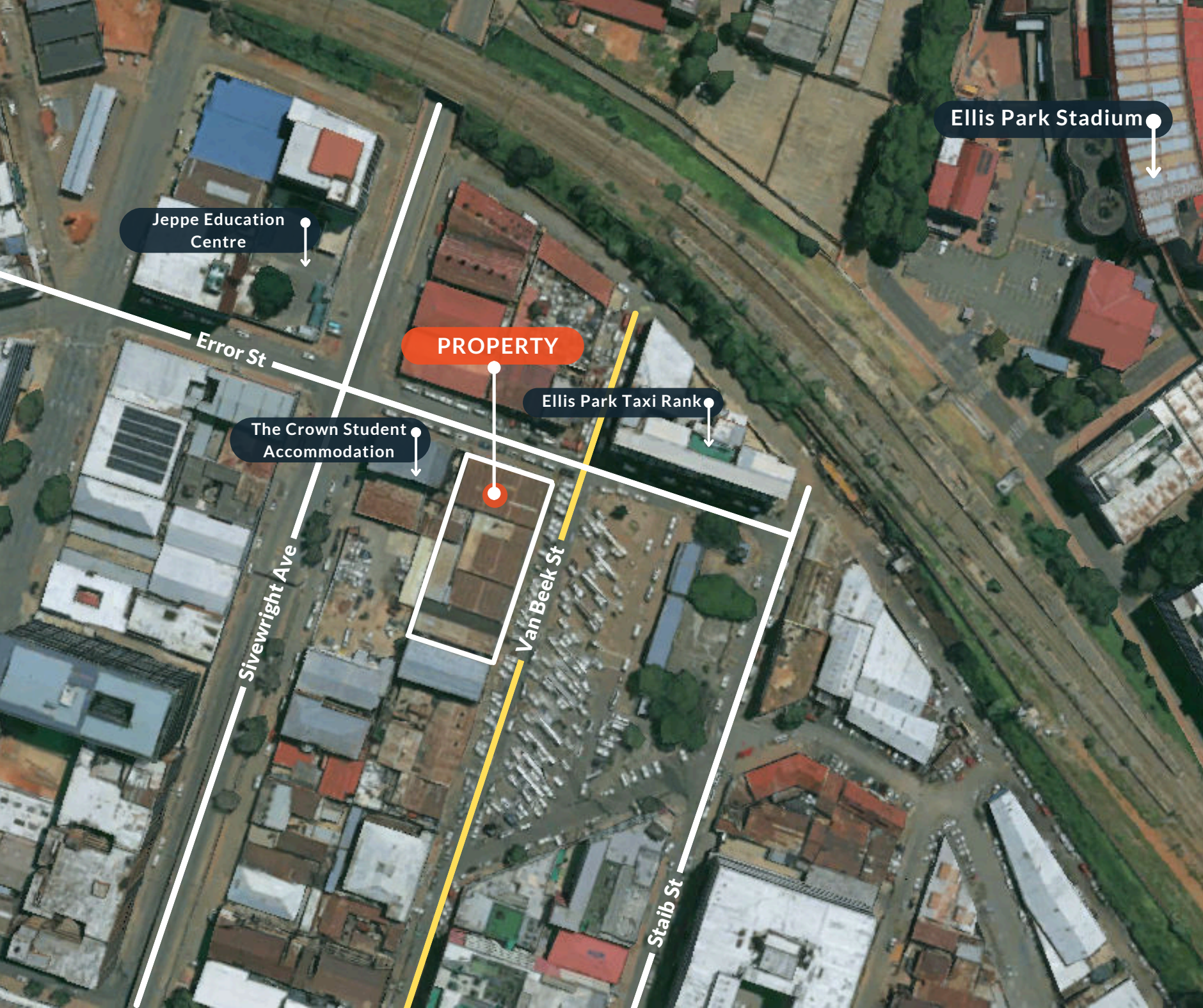
INCOME	
Gross Annual Income	R1,515,338
Less: Vacancy Factor (10%)	(R151,534)
Recoveries	R474,972
Gross Annual Income	R1,039,472
EXPENSES	
Property Rates	(R273,984)
Insurance	(R25,020)
Maintenance	(R75,826)
Security	(R25,200)
Utilities	(R718,392)
Gross Annual Expenses	(R1,118,422)
NET ANNUAL INCOME	
R720,354	

*All amounts are exclusive of VAT

D A T A R O O M

Access all relevant supporting documents

Rent Roll	View
Municipal Accounts	View
Zoning Certificates	View



Ellis Park Stadium

Jeppe Education
Centre

Error St

PROPERTY

Ellis Park Taxi Rank

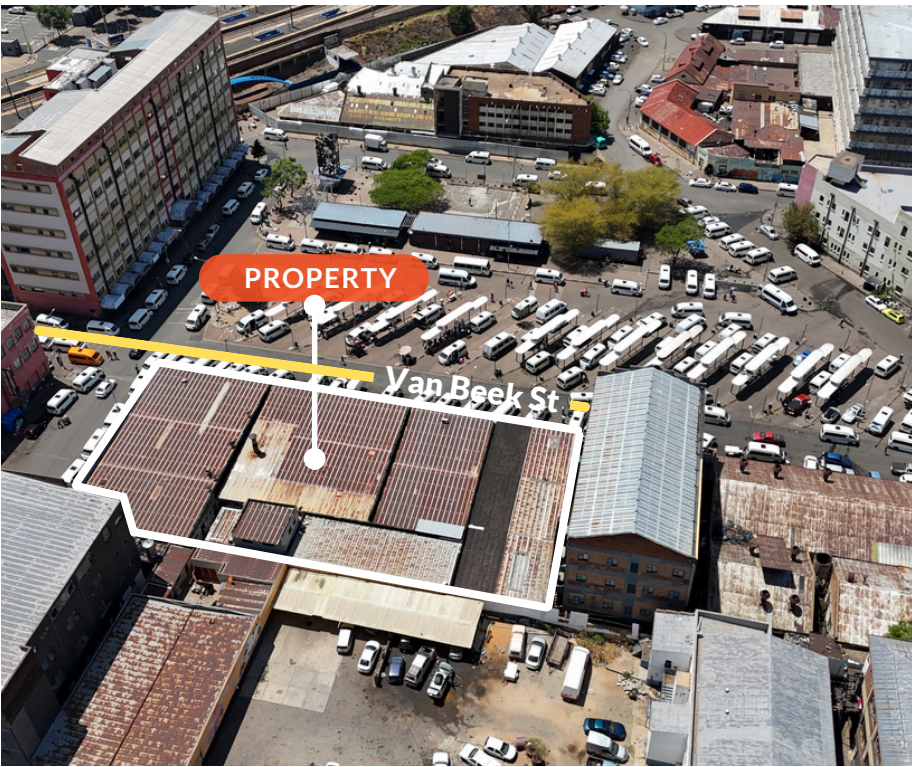
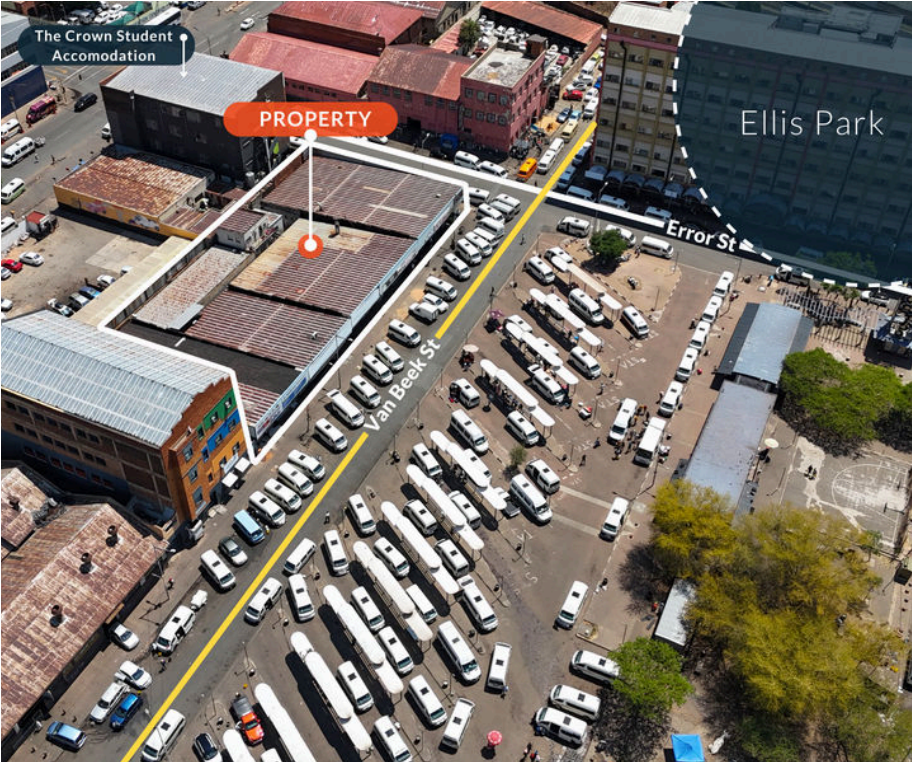
The Crown Student
Accommodation

Sivewright Ave

Van Beek St

Staib St





Why Buy on Auction?

Potential Bargains

Variety

Transparency

Fair Market Value

Fast Transactions

Opportunity for Profit

Exclusivity

Sellers' Motivation

Auctions provide a unique and attractive alternative to traditional real estate sales. With a set date and competitive bidding, sellers benefit from increased buyer interest and higher sales prices. The transparent process is efficient and accelerated, with targeted marketing and online bidding reaching a wide range of potential buyers. We look forward to working with you and delivering successful auction results.

One Place. Sharing Ideas. Moving Property.

Contact us

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TO REGISTER

To register to bid on behalf of a company or in your personal capacity, please send the relevant FICA to auction@galetti.co.za

Registration deposit

R100,000

(paid via EFT/Credit Card prior to auction).

On Auction Day

Highest bidder required to pay a deposit of 5% plus 10% buyers' premium (plus VAT) into Galetti Trust account immediately (EFT/credit card).

The Balance of the Purchase

The balance of the purchase to be paid by the Purchaser within 40 business days after the offer is accepted.



Disclaimer: The property being auctioned is sold strictly on an "as-is" basis with no representations, warranties or guarantees, whether express or implied, including but not limited to any warranties of merchantability or fitness for a particular purpose. All potential buyers are strongly encouraged to conduct their own due diligence and inspections prior to bidding. The auctioneer and the seller make no representations or warranties as to the condition, quality, nature, value or title of the property being auctioned, and expressly disclaim any responsibility for errors, omissions, or inaccuracies in the information provided. Any reliance on the information provided is solely at the risk of the buyer. All bids are final and binding and the highest bidder at the auction will be required to execute a binding contract and pay a deposit and buyers premium on the day of auction.